

Cliff House, Cliff Road, Paignton, TQ4 6DQ



Discover breathtaking sea and harbour and coastal views from this charming **TWO BEDROOM FLAT**, ideally located in a prominent residential area of Paignton. Upon entering, you are greeted by a stunning living space featuring a fully enclosed balcony, perfect for soaking in the captivating scenery. The flat includes a galley-style kitchen, with sea views, a central shower room and two bedrooms, both with picturesque harbour views. While the property would benefit from some updating, it boasts a single garage and well-maintained communal gardens. Outdoor enthusiasts will appreciate the proximity of beautiful beaches and scenic coastal walks. Paignton Harbour is easily within walking distance with the town centre a little further away. The property is being offered for sale with **NO ONWARD CHAIN**.

Offers in the Region Of £229,950 Leasehold

COMMUNAL ENTRANCE

Stairs leading up. Communal lift.

FLAT ENTRANCE HALL

Large storage cupboard. Night storage heater.

LOUNGE / DINING ROOM 17' 11" x 12' 1" (5.46m x 3.68m) Fully glazed wall to one end with sliding door to enclosed balcony. Night storage heater.

ENCLOSED BALCONY 11' 11" x 4' 5" (3.63m x 1.35m) Fully glazed to front with opening windows. Simply outstanding sea and coastal views.

KITCHEN 10' 1" x 5' 7" (3.07m x 1.70m)
Cream wall and base units with stone effect worktops. Electric oven and hob with cooker hood over. One and a quarter bowl stainless steel sink with drainer. Window to rear with sea views. Space for washing machine and fridge freezer.

SHOWER ROOM

Quadrant shower cubicle with Mira electric shower. Close coupled W.C. Pedestal basin. Heated towel rail.

BEDROOM 1 13' 8" x 10' 1" (4.16m x 3.07m)
Double room with window to front. Sea and harbour views.

BEDROOM 2 9' 9" x 8' 0" (2.97m x 2.44m)
Window to front. Sea and harbour views.

GARAGE 15' 10" x 7' 11" (4.82m x 2.41m)
Garage B located in block. Up and over door.

COMMUNAL GROUNDS AND PARKING

Cliff house has well kept surrounding communal grounds.

LEASE INFORMATION

The property will be sold with a lease that is currently being extended (we are informed that once it is extended the lease should be 145 years from 2012, this is subject to change). Maintenance charge is £809 every six months, to include ground rent and water rates. Holiday letting is not allowed. Long term letting is allowed.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Electric and water are all on mains supply, with a mains drainage connection. There is no gas supply.

ENTRANCE FLOOR
53.5 sq.m. (576 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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